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**Massey Close  
Bannerbrook Park CV4 9GQ**

# Massey Close

CV4 9GQ

Nestled in the highly desirable area of Bannerbrook Park, Massey Close presents an outstanding opportunity to acquire a modern detached family home. This impressive property boasts four generously sized double bedrooms, ensuring ample space for family living. Two of the bedrooms are enhanced by en-suite shower rooms, offering both convenience and a touch of luxury, while a well-appointed family bathroom and a ground floor W.C. cater to the needs of a busy household.

The heart of the home is undoubtedly the modern fitted kitchen, which flows seamlessly into a separate dining room, making it an ideal setting for family meals and entertaining guests. The property also features two spacious reception rooms, including a comfortable lounge perfect for relaxation and a versatile office room that can adapt to your family's needs.

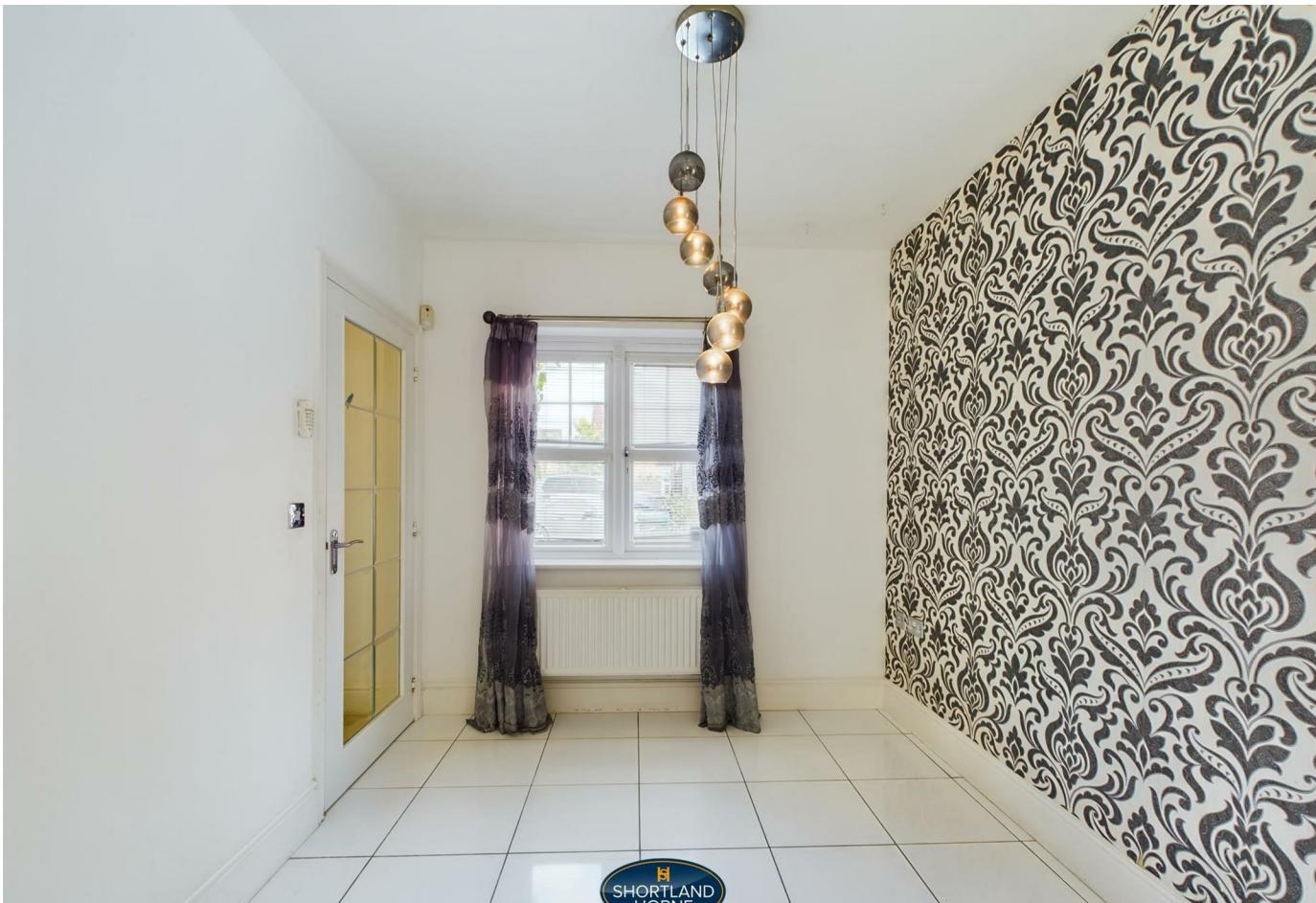
Externally, the home is complemented by an enclosed rear garden, providing a safe and private space for outdoor activities and family gatherings. The tandem driveway offers off-street parking for two vehicles, adding to the convenience of this remarkable property.

Located within close proximity to local amenities and well-regarded schools, this home is perfectly positioned for families seeking both comfort and accessibility. With easy access to the A45 and the motorway network, commuting to nearby areas is a breeze. This exceptional property truly embodies a harmonious blend of modern living and practicality in a sought-after location. Don't miss the chance to make this splendid house your new home.









## Dimensions

GROUND FLOOR	
<b>Bedroom Four</b>	3.10m x 2.36m
<b>Entrance Hallway</b>	2.64m x 2.59m
<b>En-Suite</b>	2.54m x 1.75m
<b>Lounge</b>	3.86m x 5.66m
<b>Bathroom</b>	1.57m x 2.08m
<b>Study</b>	3.96m x 2.08m
<b>Dining Room</b>	2.64m x 4.42m
<b>Kitchen</b>	2.57m x 7.82m
<b>W/C</b>	1.47m x 1.55m
FIRST FLOOR	
<b>Bedroom One</b>	4.50m x 4.17m
<b>En-Suite</b>	1.91m x 2.36m
<b>Bedroom Two</b>	3.43m x 2.84m
<b>Bedroom Three</b>	2.74m x 3.12m

## Floor Plan



Total area: sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

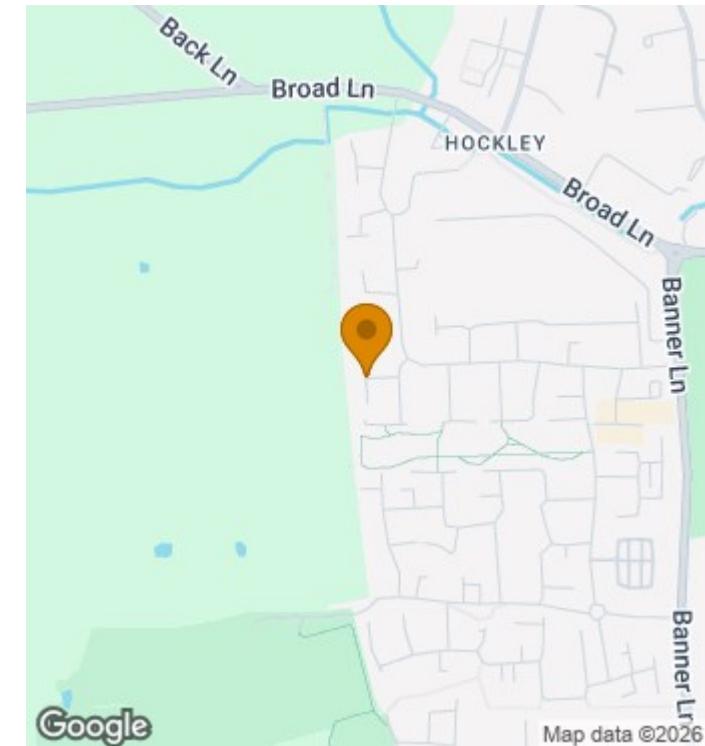
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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